

NOTICE

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**THIRD SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS
FOR
MADISON PLACE HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Madison Place Homeowners' Association, Inc., a property owner's association as defined in Section 202.001 of the Texas Property Code (the "**Association**"), hereby supplements the "Notice of Dedicatory Instruments for Madison Place Homeowners' Association, Inc." ("**Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on March 11, 2005 under Clerk's File No. Y318134, the "First Supplemental Notice of Dedicatory Instruments for Madison Place Homeowners' Association, Inc." ("**First Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on June 22, 2012 under Clerk's File No. 20120277720, and the "Second Supplemental Notice of Dedicatory Instruments for Madison Place Homeowners' Association, Inc." ("**Second Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on August 10, 2012 under Clerk's File No. 20120364977, which Notices were filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

1. Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the First Supplemental Notice, and the Second Supplemental Notice, the following document is a Dedicatory Instrument governing the Association:

- **Madison Place Rules, Fees and Fines**

This Third Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Third Supplemental Notice is true and correct and the document attached to this Third Supplemental Notice is the original.



Rick S. Butler, authorized representative of
Madison Place Homeowners' Association, Inc.


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ER 073-48-0031

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Rick S. Butler, authorized representative of Madison Place Homeowners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 31st day of August, 2015, to certify which witness my hand and official seal.



Notary Public in and for the State of Texas



ER 073-48-0032

Return to:
Rick S. Butler
Roberts Markel Weinberg Butler Hailey, P.C.
2800 Post Oak Blvd., Suite 5777
Houston, TX 77056

MADISON PLACE RULES, FEES, AND FINES

These Rules have been established to improve the integrity of our complex and to maintain its overall value to homeowners. Owners who lease out their townhouses (Units) must provide a copy of these rules to their renters.

Common areas are designated as those which are immediately visible to everyone. This includes porches, doors, light fixtures, front gardens, pool and garden areas, and carports. Any decoration or changes to these areas must be presented to and approved by the Board through the Property Review Committee (PRC) previously known as the Architectural Committee.

PETS

1. Only two pets per household are permitted. If you have guests with pets that exceed the two total for the townhome or that stay longer than a week, please contact the Board for permission. All guests are expected to follow MP rules.
2. Pets must be leashed when walked.
3. Pet waste MUST be picked up immediately and properly disposed in trash bins.
4. Only indoor cats allowed.
5. No exotic pets.
6. No feeding of pets outdoors in order to curtail rodents. Exception: pets may be fed on patio but no food is to be left out overnight.
7. No Aggressive Dogs ⁽¹⁾ will be permitted.
 - a) 1st offense: The owner of the dog will be notified as well as the Harris County Animal Control Services.
 - b) 2nd offense: Same as above plus the dog must be removed from MP.

VEHICLES / PARKING

1. Speed limit is 10 mph throughout Madison Place.
2. Vehicles must have MP stickers and current state registration.
3. Two vehicles only per townhouse are permitted.
4. Third vehicle may be permitted with annual registration of \$250. (One month: \$50.)
5. Residents with rental cars must check with Guard for appropriate pass.
6. No parking in fire zones (white curbs).
7. No commercial or recreational vehicles may be parked on MP streets or property overnight without approval from the Guard.
8. No moving vans may be parked on property overnight without approval from the Guard.
9. All vehicles *without* an MP sticker or an appropriate pass are subject to being towed.
10. All Vehicles (with or without MP stickers) who park on the street over a 24-hour period are subject to being towed after two notifications have been given. Notify guard if your vehicle needs to be parked longer than 24 hours.
11. Residents may not park in front of townhomes except for 'quick home stops', especially overnight.
12. Residents are to park in their designated carports with no parking in driveways.
13. All other/extra vehicles must park on the streets at the ends of the buildings.

FRONT AND BACK OF UNITS

1. No stained front doors. (Existing stained doors have been approved).
2. Only holiday decorations are permitted, which may be displayed the month of the holiday and removed the following week.
3. No garden flags or yard art in front of unit.
4. Only two live, potted plants in front of unit are permitted and are subject to PRC review.
5. Porch furniture is subject to PRC review.
6. Nothing may be attached to the back of the unit (awning, patio covers, etc.).
7. All new structures must be approved before installation if they will be visible above the fence.

ARCHITECTURAL CHANGES OF UNITS

1. Any outdoor architectural changes, *front or back*, (doors, windows, paint, door hardware, lights, and numbers), must be submitted by filling out an Architectural Request form before installation.
2. Architectural Request forms are available at the Guard house and soon an electronic version will be available. Other requests may be emailed to KRJ and the Board. (See below for email addresses).

CARPORTS – ONLY VEHICLES AND BICYCLES ALLOWED.

1. No storage may be stored other than what will fit in the storage shed.
2. Nothing is permitted between fence and storage sheds.
3. No garbage is to be left in carports.
4. Potted plants at outside end of storage sheds are subject to PRC approval and may not spill into driveway area.

SWIMMING POOL

1. Residents must accompany and remain with guests at pool.
2. No glass items are allowed.
3. No animals allowed in pool area.
4. Residents and guests must comply with posted rules.

GUESTS

1. All Guests must stop at Guard Shack to pick up a Visitors Pass and return it upon leaving.
2. Guard may prevent guest(s) from entering if:
 - a) Resident has not called Guard when expecting that guest, (713-526-1116)
 - b) Guest is not on resident's guest list on file at Guard Shack.
3. All guests must comply with Madison Place parking and complex rules.

PRIVATE CONTRACTORS

1. Owners must see that private contractors follow the rules of Madison Place.
2. Contracted work may only be conducted 8 am to 6 pm, Monday thru Saturday. (No Sundays).
3. Contractor dumpsters permitted only at that unit's carport, not in front of the unit.
4. Contractors are to remove all demo or construction materials from MP; not into MP's dumpsters.

HOMEOWNER / RESIDENT VIOLATIONS AND FINE PROCESS - Reports of Violations will be confirmed before the fine process is applied for Violations of any MP Rules listed herein.

- Excessive Noise ⁽²⁾ - Call police for night-time disturbances; report via email to KRJ and Board.
- To Report violations email KRJ and the Board. If email is not an option, call KRJ and document call.
- Fines for violations:
 - a) First incident: Notification Letter sent to offender
 - b) Second incident: \$25 fine
 - c) Third incident: \$50 fine
- Email Addresses: KRJ (bjr@crjmanagement.com), Phone (713) 783-4640
MP Board (3600lake77098@gmail.com)

⁽¹⁾ *Dog Aggression: Threatening or harmful behavior directed toward another individual, including other animals. It can include threat displays, lunging, growling, snarling, snapping, and biting.*

⁽²⁾ *Excessive noise: Noise under the human control and of such a nature as to unreasonably interfere with the peace, comfort, and convenience of another person.*

ER 073-48-0034

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Pages 5
08/31/2015 10:22 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$28.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

ER 073-48-0035